



This Briefing Is Classified
UNCLASSIFIED

Buckley AFB
Housing Privatization
Town Hall Brief

16 Dec 2003



Goal and Vision

Provide military families access to safe, quality, affordable housing in a community where they will choose to live.



Project Schedule

- **OSD Approve Revised Concept** Mar 02
- **Notify Congress Industry Forum** Mar 02
- **Industry Forum** Mar 02
- **Notify Congress - Solicitation** Feb 03
- **Complete Land Purchase** Mar 03
- **Issue Solicitation - Step 1** Mar 03
- **Issue Solicitation - Step 2** Jun 03
- **Notify Congress - Selection** Dec 03
- **Award and execute project** Feb 04
- **Mobilization/Construction Start** Jul 04
- **Complete construction of development** Feb 06



Proposed Project Parameters

- **Build community to local codes and Air Force size standard**
- **Construct a new housing community w/ 351 housing units on a 70-acre site**
 - **Purchased 40-acres from State of Colorado**
 - **Base contribution of approximately 30-acres**
- **Expected unit demographics:**
 - **Developer proposed all three and four bedroom units**
 - **RFP required 187 two bedroom units**
 - **281 3-BR Row/Duplex houses for E1-E6, O1-O3**
 - **32 4-BR Row/Duplex houses for E1-E9, O1-O4**
 - **38 3 & 4-BR single family homes for E3-E9, O3-O6**
 - **11 of those units are for Key and Essential personnel**
 - **Specific area for K& E units**



Proposed Project Parameters

- **Successful Offeror Proposed:**
 - **Project build-out in 18.5 months**
 - **Plan, design, develop, renovate, demolish, construct, own, operate, maintain, and manage a housing development, including all paving and drainage, as well as all utilities**
 - **Quality property management and a high-quality community for 50 years**
 - **5000 SF community center with a swimming pool, club house, teen recreation area and computer room**
 - **2,500 SF Maintenance Facility with a full serve Self-Help center**
 - **Lighted playgrounds, tennis/basketball courts, soccer fields**
 - **Neighborhood amenities (landscaping, jogging / bike paths, etc.)**



Apparent Successful Offeror

- **Ownership: Buckley Family Housing, LLC**
 - Investment Builders Inc.
 - Hunt Building Corp.
- **Project Location: Buckley AFB, Aurora Colorado**
- **Design: Humphreys & Partners Architects**
- **Construction: IBI-Hunt**
- **Management/Maintenance: HBC Property Managers, Ltd.**



Community Development Plan



SCALE : 1:200

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HOUSING PRIVATIZATION PROJECT
 BUCKLEY AIR FORCE BASE

0' 150' 300' 500'

SITE PLAN
 SHEET A1.1



Project and Unit Amenities

■ **Project Amenities**

- **Unit sizes slightly over benchmark GSF**
- **3-bedroom units in lieu of all 2-bedroom units**
- **Accelerates construction schedule from 3 yrs to 18.5 months**

■ **Unit Amenities**

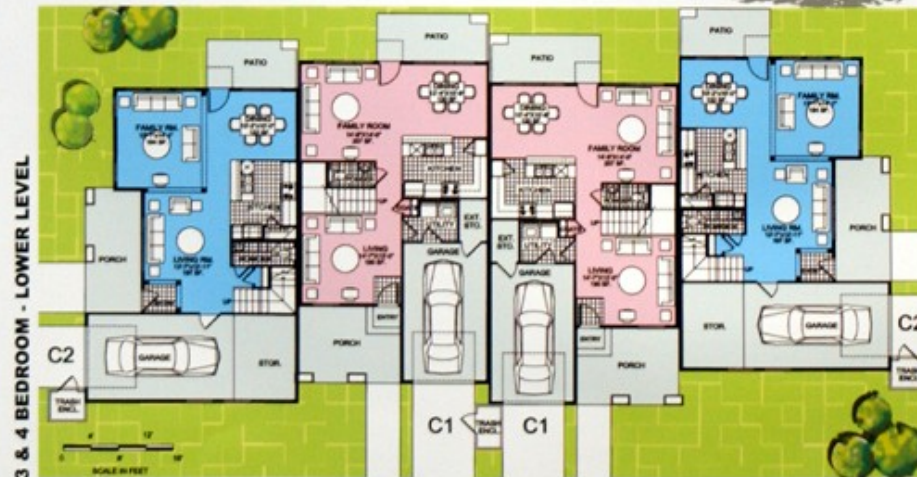
- **2X6 construction for all units**
- **Provides two-car attached garage w/openers Single Family & Duplex units and one-car garage w/opener for 4-Plex units**
- **Storm doors w/screens for all exterior entrances**
- **All refrigerators with ice and water dispensers in door**
- **Minimum of 2.5 baths per unit with double sinks in master bath**



4-Plex Plan



ELEVATION - TUDOR STYLE



SCALE : 1/12" = 1'-0"

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HOUSING PRIVATIZATION PROJECT
BUCKLEY AIR FORCE BASE

E3 - E4 ROW HOUSE

SHEET A2.2



Duplex Plan

4 BEDROOM - LOWER LEVEL

1989 S.F.



SCALE : 1/12" = 1'-0"

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ELEVATION - TUDOR STYLE



4 BEDROOM - UPPER LEVEL

HOUSING PRIVATIZATION PROJECT
BUCKLEY AIR FORCE BASE

E4 - E6 DUPLEX
SHEET A2.6



Single Family Plan



4 BEDROOM - LOWER LEVEL

2193 S.F.



ELEVATION - SPANISH STYLE

SCALE : 1/12" = 1'-0"

HOUSING PRIVATIZATION PROJECT
BUCKLEY AIR FORCE BASE

03 - 04/ E6 - E9 SINGLE FAMILY
SHEET A2.9

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Clubhouse Plan

CLUBHOUSE PLAN

5000 S.F.



CLUBHOUSE ELEVATION - CRAFTSMAN STYLE

FIELDHOUSE

2500 S.F.



SCALE : 1/12" = 1'-0"

HOUSING PRIVATIZATION PROJECT
BUCKLEY AIR FORCE BASE

CLUBHOUSE
SHEET A2.1

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